

Approved

Commissioners Court

JUL 13 2015

Variance Request

If you wish to request a variance from Johnson County Commissioner's Court for your property please include the following information.

Owner SCOTT & KIMBERLY NARRIS Date 6/26/2015

Contact Information:

Phone no. 817-999-6023 cell no. 817-933-9986

Email address VTR.308@SBCGLOBAL.NET

Property Information for Variance Request:

Property 911 address 10201 CR 1108, CLEBURNE, TX 76033

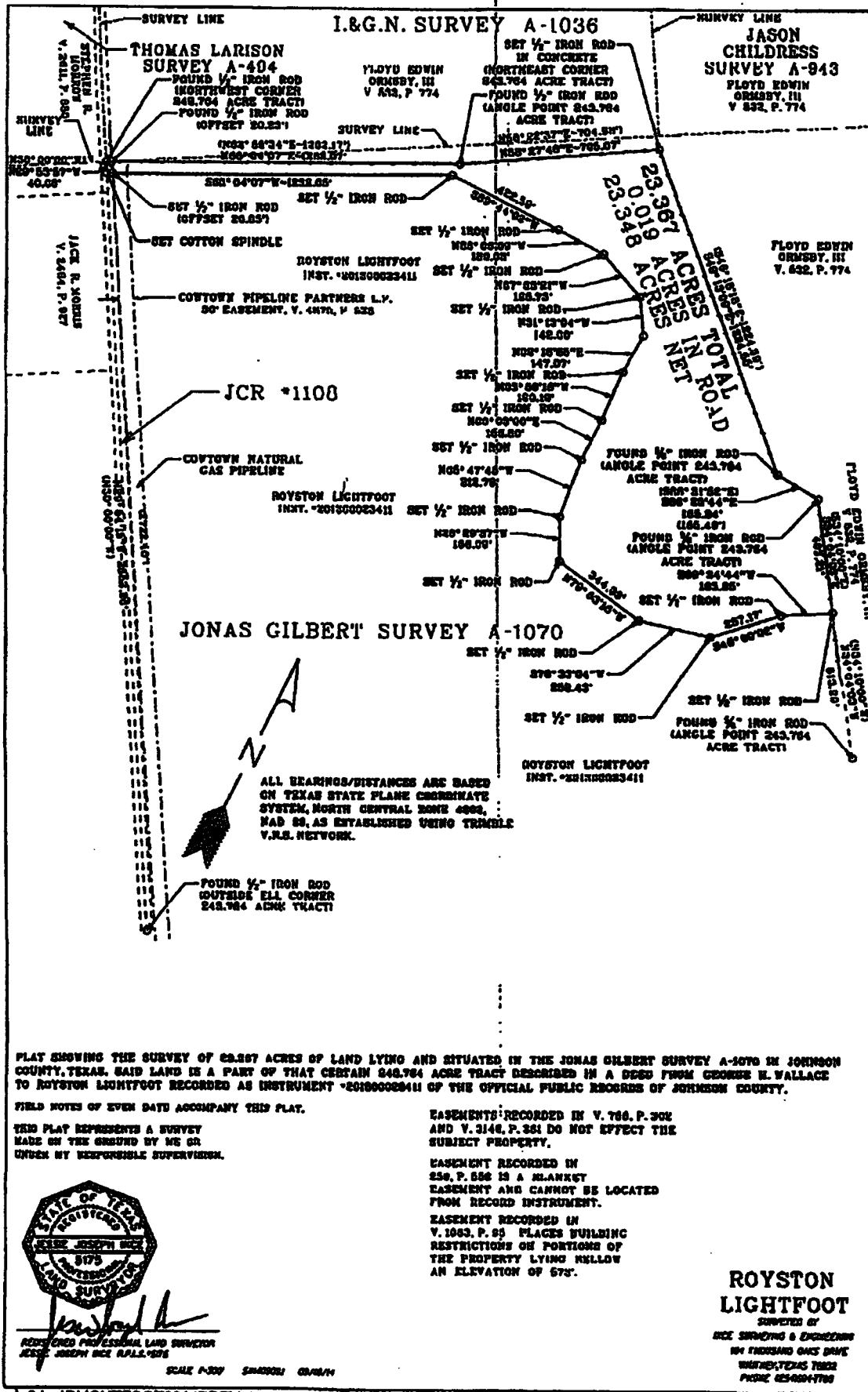
Subdivision name N/A Block N/A Lot N/A

Survey DWAS GILBERT Abstract 1070 Acreage 23.367

Reason for request VARIANCE TO ALLOW FORTY FOOT (40') ROAD FRONTAGE RATHER THAN 150' ROAD FRONTAGE.

You will need a survey showing the reason for the request (such as a building over the building lot line).

This request will be presented in Commissioner's Court for their decision.



PLAT SHOWING THE SURVEY OF 23.367 ACRES OF LAND LYING AND SITUATED IN THE JONAS GILBERT SURVEY A-1070 IN JOHNSON COUNTY, TEXAS. SAID LAND IS A PART OF THAT CERTAIN 248.784 ACRE TRACT DESCRIBED IN A DEED FROM GEORGE H. WALLACE TO ROYSTON LIGHTFOOT RECORDED AS INSTRUMENT *20100023411 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY.

FIELD NOTES OF EVEN DATE ACCOMPANY THIS PLAT.

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY RESPONSIBLE SUPERVISION.



REGISTERED PROFESSIONAL LAND SURVEYOR
 JOSEPH MEE RALLS, 8179

SCALE 1"=20' STANDARD GRAPHIC

**INCE SURVEYING & ENGINEERING
184 THOUSAND OAKS DRIVE
WHITNEY, TEXAS 76692
PHONE: (254)694-7708
FAX: (254)694-7230**

Field notes for the survey of a certain lot, tract, or parcel of land lying and situated in the Jonas Gilbert Survey A-1070 in Johnson County, Texas. Said land is a part of that certain 243.764 acre tract described in a deed from George H. Wallace to Royston Lightfoot recorded as Instrument #201300023411 of the Official Public Records of Johnson County, more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the center of JCR #1108 and in the east line of that certain tract described in a deed to Stephen R. Morrow recorded in Volume 2611, Page 680 of the Official Public Records of Johnson County for the most westerly southwest corner of that certain 1061.83 acre tract described in a deed to Floyd Edwin Ormsby, III recorded in Volume 532, Page 774 of the Deed Records of Johnson County, for the northwest corner of said 243.764 acre tract, and for the northwest corner of this:

THENCE generally along a fence as extended, N63°04'07"E, at 20.23 feet passing a 1/2" iron rod found for reference, in all a distance of 1262.07 feet to a 1/2" iron rod found at a bend in fence and N58°27'46"E 705.07 feet to a 1/2" iron rod set in concrete at a fence corner for an inside ell corner of said Ormsby tract, for the northeast corner of said 243.764 acre tract, and for the northeast corner of this;

THENCE with a west line of said Ormsby tract, with the east line of said 243.764 acre tract, and generally along a fence, S46°13'09"E 1224.55 feet to a 5/8" iron rod found at a fence corner, S86°25'44"E 185.24 feet to a 5/8" iron rod found at a fence corner, and S34°04'03"E 403.21 feet to a 1/2" iron rod set for the southeast corner of this, said rod being N34°04'03"W 513.89 feet from a 5/8" iron rod found for an angle point in the east line of said 243.764 acre tract;

THENCE S59°34'44"W 183.95 feet to a 1/2" iron rod set;

THENCE S45°09'02"W 257.17 feet to a 1/2" iron rod set;

THENCE S76°33'04"W 252.43 feet to a 1/2" iron rod set;

THENCE N79°53'16"W 344.33 feet to a 1/2" iron rod set for the most southerly southwest corner of this;

THENCE generally along the west line of an existing road, the following courses and distances:

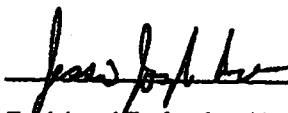
- N26°29'37"W 158.09 feet to a 1/2" iron rod set,
- N05°47'45"W 212.79 feet to a 1/2" iron rod set,
- N00°03'00"E 156.80 feet to a 1/2" iron rod set,
- N03°59'16"W 190.19 feet to a 1/2" iron rod set,
- N02°16'25"E 147.07 feet to a 1/2" iron rod set,
- N31°13'04"W 142.00 feet to a 1/2" iron rod set,
- N67°33'21"W 186.73 feet to a 1/2" iron rod set,
- N88°06'09"W 180.03 feet to a 1/2" iron rod set, and
- S89°44'02"W 422.59 feet to a 1/2" iron rod set for an inside ell corner of

this;

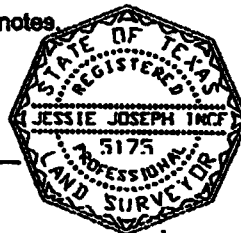
THENCE parallel with and 40.00 feet south of the north line of said 243.764 acre tract, S63°04'07"W, at 1211.20 feet passing a 1/2" iron rod set in fence line for reference, in all a distance of 1232.05 feet to a cotton spindle set in the west line of said 243.764 acre tract, in the east line of said Morrow tract, and in the center of JCR #1108 for the most westerly southwest corner of this;

THENCE with the center of JCR #1108, N29°53'57"W 40.06 feet to the place of beginning, containing 23.367 acres of land, of which approximately 0.019 acres lies in a public road.

A plat of even date accompanies these field notes.



Registered Professional Land Surveyor
09/18/14



Property Restrictions: Brazos Vista Land

Each Tract shall be used for a single-family residential purpose only, except a guest home which must be constructed of the same material as main home

Tracts will not be divided for other homesteads

All construction will be of new materials and must be completed within 1 year of commencement of construction

Each home shall have a minimum of 1500 square feet living area in main house

The Exterior shall be metal building, log, or 50% rock or brick

No improvements may be constructed on any Tract which would unreasonably obstruct the view from other Tracts

Building setbacks: 200 feet from property line

Barns and shops are to blend in with the surrounding homes

No mobile homes, modular homes or manufactured homes permitted

Camper trailers may be utilized for no longer than one year while building home or barn

Fences to blend in to the rustic and western design (such as barbed wire with cedar posts stays and corner posts of pipe or good sized cedar)

No more than 5 large animals per tract

No hogs or commercial animal operations permitted

No inoperable trailers, boats, tractors or other equipment to be kept on the property unless it is inside a well maintained building that fits the surroundings

No trash, rubbish or debris of any kind shall be placed or allowed to accumulate on the property

All septic systems installed by qualified contractors to prevent surfacing and watershed contamination

No signs or advertising devices permitted on the property

Hunting by owners is permissible. Non-owners may only hunt if accompanied by the property owner

Capital Title

GF# 14-193587-CB

Warranty Deed with Vendor's Lien

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: September 30, 2014

Grantor: **Royston Lightfoot, a married man not joined by his spouse as property does not constitute any part of their homestead**

Grantor's Mailing Address: 2813 Fondren, Dallas, Texas 75205

Grantee: **Scott [REDACTED]**

Grantee's Mailing Address: 8019 CR 517, Alvarado, Texas 76009

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Cendera Bank, NA in the principal amount of \$148,000.00. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Cendera Bank, NA and by a first-lien deed of trust of even date from Grantee to C. Alan Renfroe, trustee.

Property (including any improvements): **See Attached Exhibit A**

Reservations from Conveyance:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property and as set out in Exhibit B.

Exceptions to Conveyance and Warranty:

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute. The Vendor's Lien and

Superior Title herein retained are hereby transferred, assigned, sold and conveyed to Cendera Bank, NA, the payee of such Note, and the successors and assigns of such payee.

When the context requires, singular nouns and pronouns include the plural.

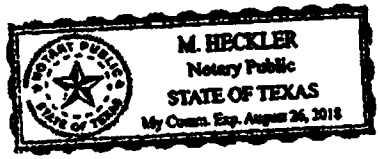
EXECUTED this 30 day of September, 2014.

[Signature]
Royston Lightfoot

THE STATE OF Texas §
COUNTY OF Alvarado §

The foregoing instrument was acknowledged before me on the 30 day of September, 2014 by Royston Lightfoot.

[Signature]
NOTARY PUBLIC, STATE OF
[Signature]



AFTER RECORDING, RETURN TO:
Scott Norris
8019 CR 517
Alvarado, Texas 76009

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

Exhibit A

Field notes for the survey of a certain lot, tract, or parcel of land lying and situated in the [REDACTED] [REDACTED] [REDACTED]. Said land is a part of that certain 243.764 acre tract described in a deed from George H. Wallace to Royston Lightfoot recorded as Instrument #201300023411 of the Official Public Records of Johnson County, more particularly described as follows:

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EXHIBIT "B"

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Scott R. Davis
8/20/14

Kimberly 8/20/14

***** Electronically Recorded Document *****

Johnson County

Becky Williams
Johnson County Clerk
Cleburne, TX

Document Number: 2014-21257

Recorded As : ERX-WARRANTY DEED

Recorded On: October 01, 2014

Recorded At: 02:24:17 pm

Number of Pages: 6

Recording Fee: \$42.00

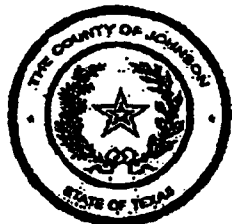
Parties:

Direct-
Indirect-

Receipt Number: 12615

Processed By: Leslie Shuler

THIS PAGE IS PART OF THE INSTRUMENT



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Volume and Page of the named records in Johnson County, Texas.

Any provision herein which restricts the sale, rental or use of the described Real Estate because of color race is invalid and unenforceable under Federal law.

Becky Williams

BECKY WILLIAMS, COUNTY CLERK
JOHNSON COUNTY, TEXAS